



Good Neighbors
**San Diego
Housing Commission**

THE CITY OF SAN DIEGO

AFFORDABLE HOUSING COLLABORATIVE EXECUTIVE LOAN COMMITTEE

MINUTES

THURSDAY, JANUARY 22, 2009

3:00PM – 5:00PM

CIVIC CENTER PLAZA

1200 THIRD AVENUE, SUITE 1400, LARGE CONFERENCE ROOM

SAN DIEGO, CALIFORNIA 92101

1. **Roll Call**

Members present: Cruz Gonzalez, Sal Salas (Chair), William Shaw, Janice Weinrick.

Members absent: None

Other Staff Present: Amy Benjamin, James Davies, Eri Kameyama, Michael Lengyel, Maureen Ostrye and Michele St. Bernard.

2. **Approval of Minutes**

August 28, 2008 - Motion to approve, (Weinrick/Shaw, passes 4-0-0)

October 9, 2008 - Motion to approve, (Weinrick/Shaw, passes 4-0-0)

October 23, 2008 - Motion to approve, (Weinrick/Shaw, passes 4-0-0)

3. **Public Comment**

None

4. **Administrative Items**

None

5. **Pathfinders – North Park Rehabilitation**

Michael Lengyel, North Park Redevelopment Project Manager, Redevelopment Division presented a request for an allocation of an amount not to exceed \$2 million of 20% low and moderate income housing funds for the Pathfinders rehabilitation project. The nonprofit sponsor and developer, Pathfinders, would rehabilitate an existing 27-unit North Park Inn located at 2621 and 2625 University Avenue to include 18 residential units for its alcohol-recovery services for men. Of the 18 residential units, there would be 14 one-bedroom and 4 two-bedroom units. Rents would be restricted at: 30% AMI for 4 one-bedroom units, 50% AMI for 7 one-bedroom and 1 two-bedroom units, 60% AMI for 3 one-bedroom units and 2 two-bedroom units. One of the two-bedroom units will be reserved for occupancy by a resident manager and would not be rent restricted. The Pathfinders team was present to respond to questions from the ELC. There was no public comment on the project.

Questions from the committee and discussion items included:

- What is the average length of tenancy? There is no time limit on tenancy.
- Tenants must have some form of income: disability, part-time job, etc.
- Why not demolished the Inn and start with new construction? The cost for new construction would be significantly more because the parking requirements would not be “grandfathered”. This would result in the need for podium construction for parking spaces.

Motion to approve, passes (Weinrick/Gonzalez, 4-0-0)

6. **Operating Procedures**

Michele St. Bernard, Affordable Housing Project Manager, presented draft Operating Procedures for the Executive Loan Committee and requested that the Executive Loan Committee adopt the Operating Procedures.

Michele will forward the approved procedures to each of the respective Collaborative agencies so that their boards could take appropriate action to nominate ELC representatives and alternates.

Motion to approve, passes (Weinrick/Salas, 4-0-0)

7. **General Discussion**

Items discussed included: upcoming expiration of Sal Salas’ term on the San Diego Housing Commission, Prop 1C funds, MHSA funds and the status of 9% tax credit projects.

8. **Meeting Adjourned**

Motion to adjourn. (Gonzalez/Weinrick, passes 4-0-0)

Draft Prepared: 030209 ms

Final Approved: 062509
Motion by: Gonzalez/Guillen
Committee Vote: 3-0-0

Revisions to Draft: *Double Underlined and Italic*
Revisions Prepared: N/A